

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Elissa D. Miller (CA Bar No. 120029) Marcus A. Tompkins (CA Bar No. 190922) <b>SulmeyerKupetz,</b> A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  GAIL E. UPSHAW, an individual,  <div style="text-align: right;">Debtor(s).</div>	CASE NO. LA 05-44755-ER

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> August 1, 2007	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Courtroom 1568, 255 East Temple St., Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private Last date to file objections: July 18, 2007

Description of Property to be Sold: Rights to minerals (oil, etc.) located underneath 315.431 acres of land located in Navarro County, Texas, described in Exhibit 1 attached hereto (the "Mineral Rights"). The Mineral Rights consists of 30.536107 net mineral acres.

Terms and Conditions of Sale: The Mineral Rights shall be sold "as is," with no representations or warranties. The sale is subject to Court approval and overbid as described below.

**Proposed Sale Price:** \$300 per net mineral acre, for a total of \$9,160.83

**Overbid Procedure (If Any):** Initial overbid of \$11,000, and subsequent overbids in increments of at least \$500. Before or at the hearing, bidders must (1) make a deposit of \$1,000 by cashier's check made payable to "Howard M. Ehrenberg, Chapter 7 Trustee," and (2) provide evidence satisfactory to the Trustee that the bidder has the financial means to pay the balance of the purchase price (such as a letter from a lender indicating that the bidder has been pre-approved for a loan, or a current bank statement or financial statement). Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the prevailing bidder but is unable for any reason to close the sale within 30 calendar days after the date the Court enters an order approving the sale.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Marcus A. Tompkins  
Sulmeyer Kupetz, a Professional Corporation  
333 South Hope St., 35<sup>th</sup> Floor  
Los Angeles, California 90071  
Tel: 213.626.2311 Fax: 213.629.4520

Date: 7/3/2007

EXHIBIT 1

EXHIBIT "A"

315.431 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas, consisting of the following nine (9) tracts:

- TRACT ONE: 2.78 acres of land, more or less, out of the J.C. Blankenship Survey, A-100, Navarro County, Texas and being the same land described in a Special Warranty Deed dated April 5, 2006 from Linda K. Fletcher, a single person to Floyd Henderson, recorded in Volume 1818, Page 366 of the Official Public Records of Navarro County, Texas.
- TRACT TWO: 2.66 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described in a Deed dated June 12, 2006 from Saddle Acres, Inc. to Jim Gibson and wife, Connie Gibson, recorded in Volume 1832, Page 289 of the Official Public Records of Navarro County, Texas.
- TRACT THREE: 4.481 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described in a Deed dated October 18, 2006 from Howard M. Ehrenberg, Chapter 7 Trustee of the Bankruptcy Estate of Gail E. Upshaw to Monty Van Bottoms and wife, Neva Julleen Bottoms, recorded as Document Number 2006-00011364 of the Official Public Records of Navarro County, Texas.
- TRACT FOUR: 16.00 acres of land, more or less, out of the J.C. Blankenship Survey, A-100, Navarro County, Texas and being the same land described in a Deed dated August 11, 2006 from Mitchell Manning to RC Lake Properties, LLC., recorded in Volume 1845, Page 395 of the Official Public Records of Navarro County, Texas.
- TRACT FIVE: 24.12 acres of land, more or less, out of the J.C. Blankenship Survey, A-100, Navarro County, Texas and being the same land described in a Deed dated July 1, 2003 from Linda K. Fletcher to Jody Thomas and wife, Sharon Thomas, recorded in Volume 1640, Page 781 of the Official Public Records of Navarro County, Texas.
- TRACT SIX: 10.17 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described as Parcel 1 in a Warranty Deed dated October 9, 2006 from Saddle Acres, Inc. to Rodney Kujawa, recorded as Document Number 2006-00010847 of the Official Public Records of Navarro County, Texas.
- TRACT SEVEN: 11.33 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described as Parcel 2 in a Warranty Deed dated October 9, 2006 from Saddle Acres, Inc. to Rodney Kujawa, recorded as Document Number 2006-00010847 of the Official Public Records of Navarro County, Texas.

TRACT EIGHT: 76.73 acres of land, more or less, being 98.23 acres out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described in a Special Warranty Deed dated April 5, 2006 from Sixth To The Tenth, Inc. to Saddle Acres, Inc., recorded in Volume 1818, Page 389 of the Official Records of Navarro County, Texas.

LESS AND EXCEPT: 21.50 acres of land, more or less, out of the J.C. Blankenship Survey, A-100 and the G.W. Dunnegan Survey, A-237, Navarro County, Texas and being the same land described as Parcel 1 and Parcel 2 in a Warranty Deed dated October 9, 2006 from Saddle Acres, Inc. to Rodney Kujawa, recorded as Document Number 2006-00010847 of the Official Public Records of Navarro County, Texas.

TRACT NINE: 167.16 acres of land, more or less, situated in the J.C. Blankenship Survey, A-100, Navarro County, Texas and being the same land described in a Deed dated August 16, 2006 from Linda Fletcher to Gary Brunton and wife, Linda Brunton, recorded in Volume 1847, Page 504 of the Official Public Records.